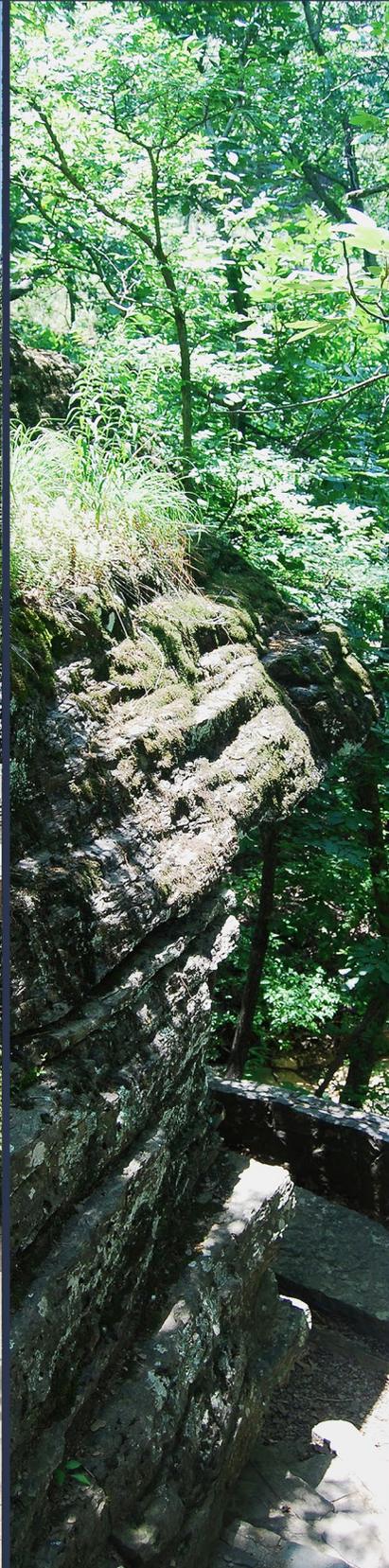


2019



OKLAHOMA REAL PROPERTY ASSET REPORT



Contents



Butterfly at the State Capitol Building

Photographer Ben Bigler (used with permission)

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INTRODUCTION

Since the enactment of the Oklahoma State Government Asset Reduction and Cost Savings Program in 2011, the Office of Management and Enterprise Services has published an annual report of all property owned or leased by the State of Oklahoma. The 2019 Oklahoma Real Property Asset Report is the eighth publication of this statutorily required report. All agencies, boards, commissions and public trusts with the State of Oklahoma as a beneficiary are surveyed annually to capture changes, corrections and additional data on all of the property owned or leased by the State of Oklahoma. The information from the surveys is compiled and published online in an interactive format, and links to the data are found in this report. Additionally, OMES analyzes the data to provide an informative, at-a-glance summary of the data submitted by the agencies. Real property is divided into the categories of owned and leased and then further subdivided by agency and location to calculate the sum of the square footages and acreages of the properties. Properties are also divided by predominant use to present a clearer view of the function of the properties owned and leased by the State of Oklahoma.

OMES has analyzed the data on property utilization and value to identify the 5% most underutilized and



OMES Facilities Annex, Oklahoma City.

included that information in this report. As required by the Oklahoma State Government Asset Reduction and Cost Savings Program, the Report of the 5% Most Underutilized Properties also contains information on the value of the property and the potential ad valorem tax revenue that might be generated by private ownership of the property.

Many agencies continue to refine and correct the data submitted, resulting in changes in the data and more complete information. This year, the total for the space leased from the private sector has increased due to the inclusion of previously unreported leased space. OMES would like to thank the ABCs for the time and diligence they have expended to update and improve the information reported.

METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2019 report, OMES surveyed all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary. This report captures the information provided, including all noted changes in the property owned or leased by the State of Oklahoma, all recorded changes in the number of full-time employees at a location and the level of utilization of a property.

All data contained in this report was self-reported by each state agency, board or commission. The accuracy, authenticity and integrity of the data reported to OMES are the responsibility of the reporting ABC. OMES' objective is limited to compiling the data into a comprehensive listing, providing public access to the reported data and updating the comprehensive listing in a timely manner when changes are received from state agencies. Except for minor corrections by OMES with information available and supplemental information provided by ABCs during follow-up by OMES, the information provided by the ABCs is listed as reported. All properties have not been verified by OMES.

This report contains information on owned and leased properties. When a state agency owns a property and the property is leased to another state agency, the property will appear twice in the report. When an agency reported no property, either owned or leased, a blank will appear in the report. Properties with title held by the Oklahoma Capitol Improvement Authority pursuant to bond resolution will not appear in the Oklahoma Capitol Improvement Authority listing, but will be shown in the Real Property Inventory List for the agency with an asterisk before the physical address. Square footages and building or structure types are listed as reported. Methods for classifying structures and calculating square footage vary. Discrepancies in the totals on the agency profiles and county profiles were created due to the empty fields in the raw data submitted by the ABCs. For example, if an agency listed a property without including the full location information, the property will appear in the agency profile but may not appear in the county profile.

The electronic version of the Real Property Inventory List can be found at:

<http://omes.ok.gov/services/real-estate-leasing-services>



Dedication Plaque – Jim Thorpe Building, Oklahoma City.

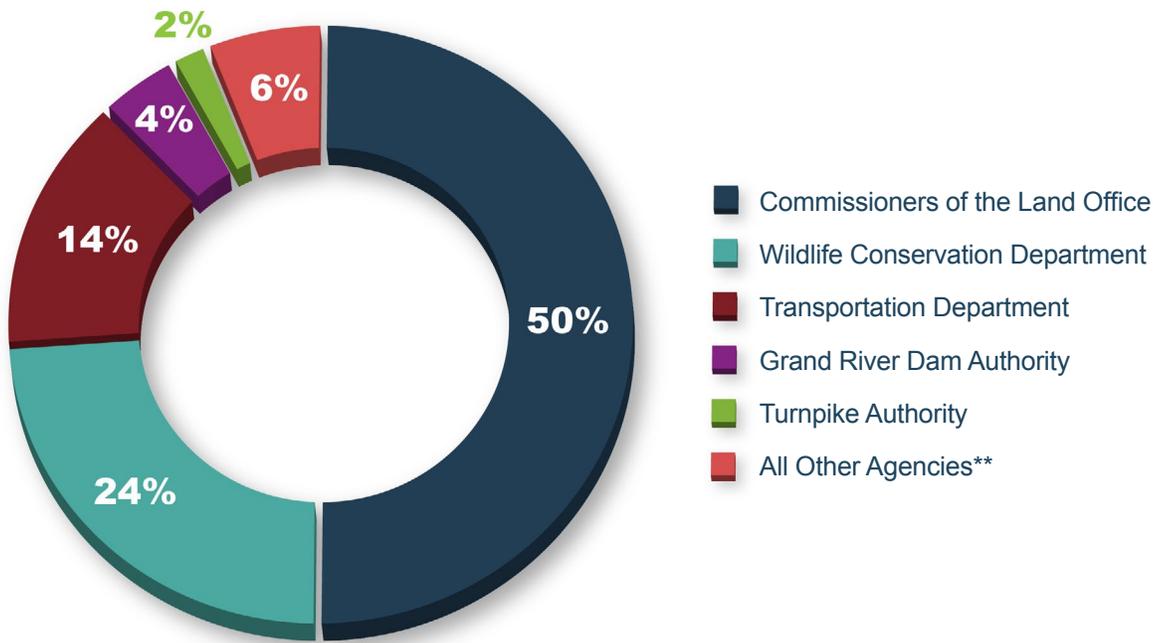
NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-owned space	85,757,655
Leased space from private sector	6,710,383
Leased space in state-owned buildings*	2,437,545

*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication. Increases in owned square footage from previous reports may be the result of property acquisition, construction or correction in data reported. Leases from the federal government, counties, cities and other political subdivisions are included with "Leased space from private sector."

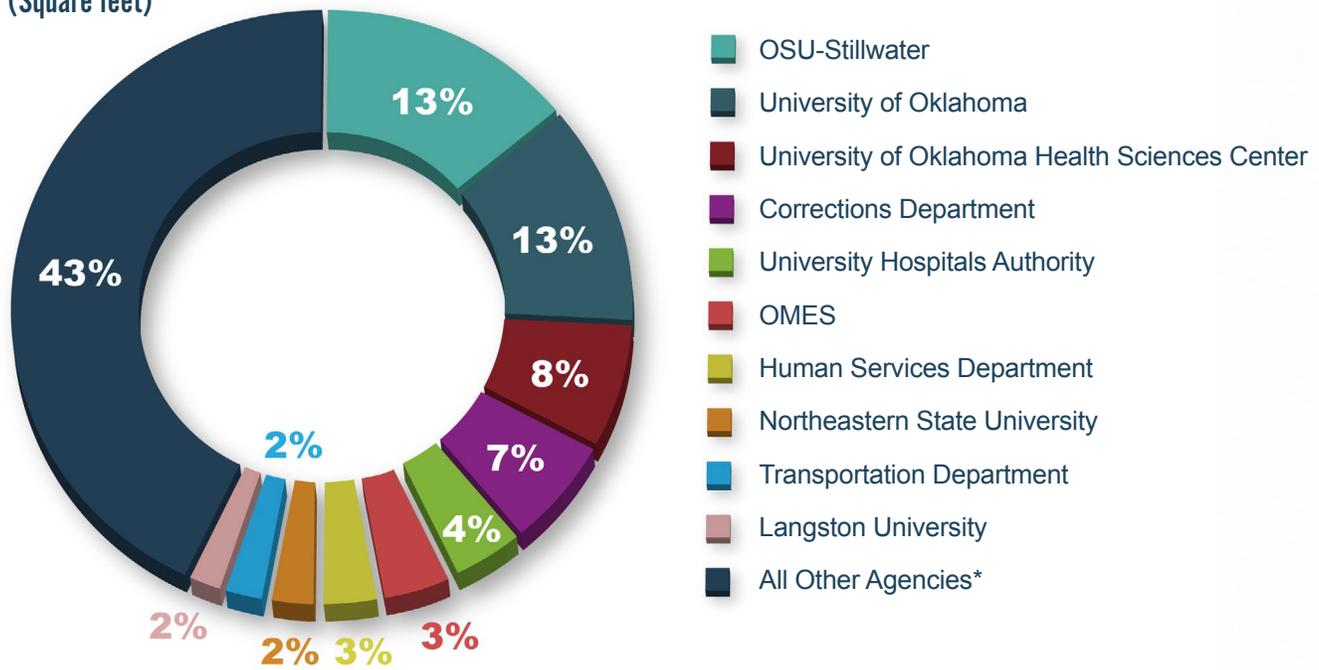
OWNED LAND (Acres)



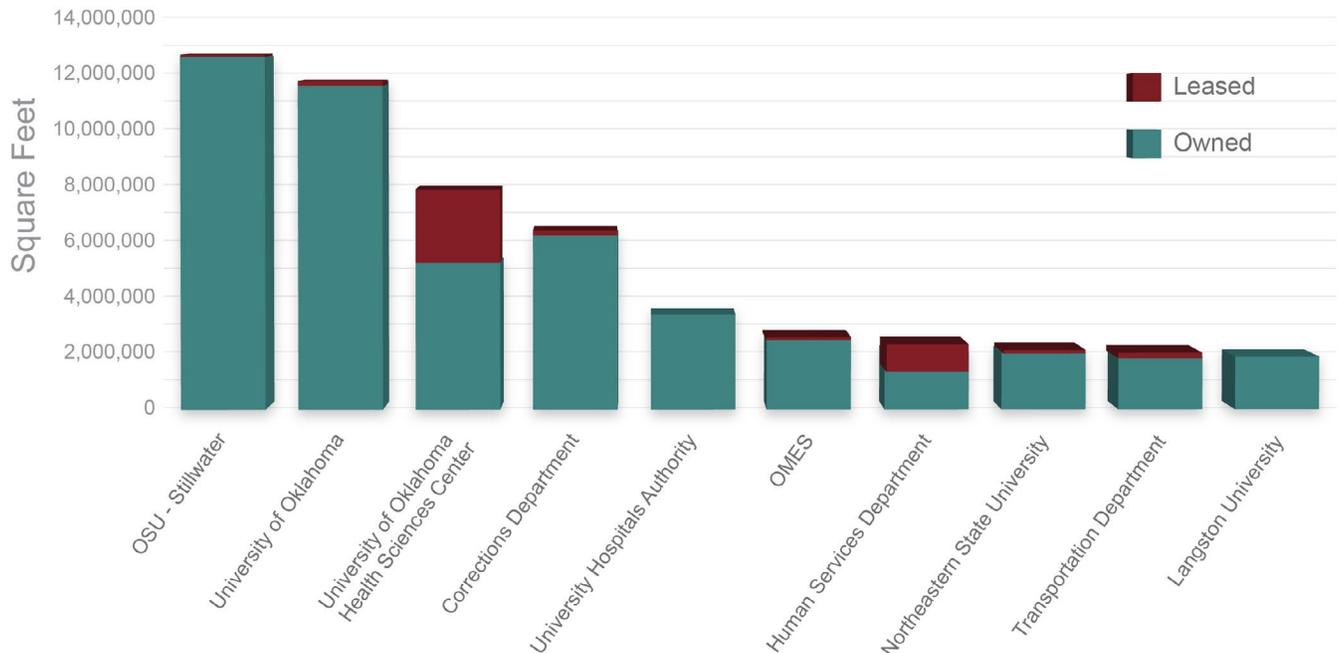
**All Other Agency landowners are listed in the Inventory List section contained within this report.

TOP 10 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)

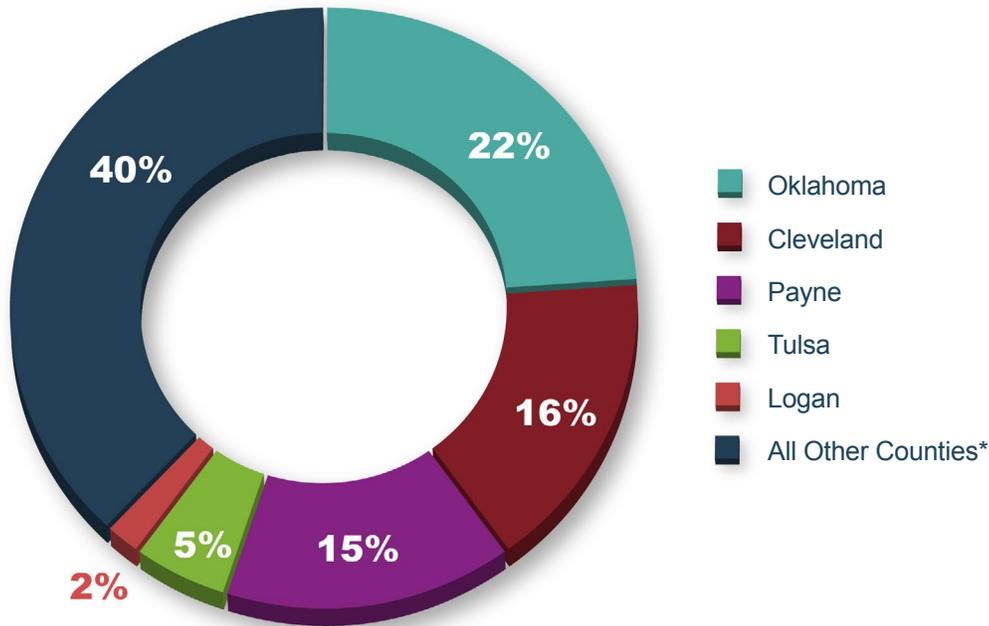


*All Other Agencies are listed in the Inventory List section contained within this report.



TOP FIVE COUNTIES WITH THE MOST OWNED PROPERTIES IN BUILDINGS AND STRUCTURES

(Square feet)



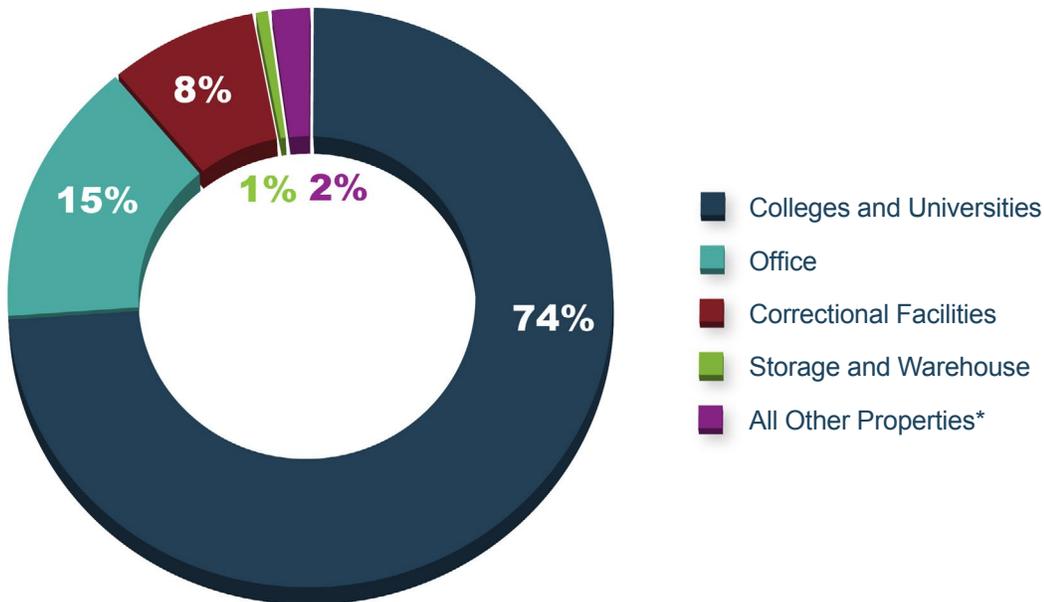
*All Other Counties are listed in the County Profile section contained within this report.

Counties	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Oklahoma	18,687,726	4,174,884	2,023,458*
Cleveland	14,006,340	266,077	18,146
Payne	12,727,724	55,947	
Tulsa	4,269,892	493,694	246,779
Logan	2,102,881	5,435	

*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication. Leases from the federal government, counties, cities and other political subdivisions are included with "Leased space from private sector."

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES

(Square feet)



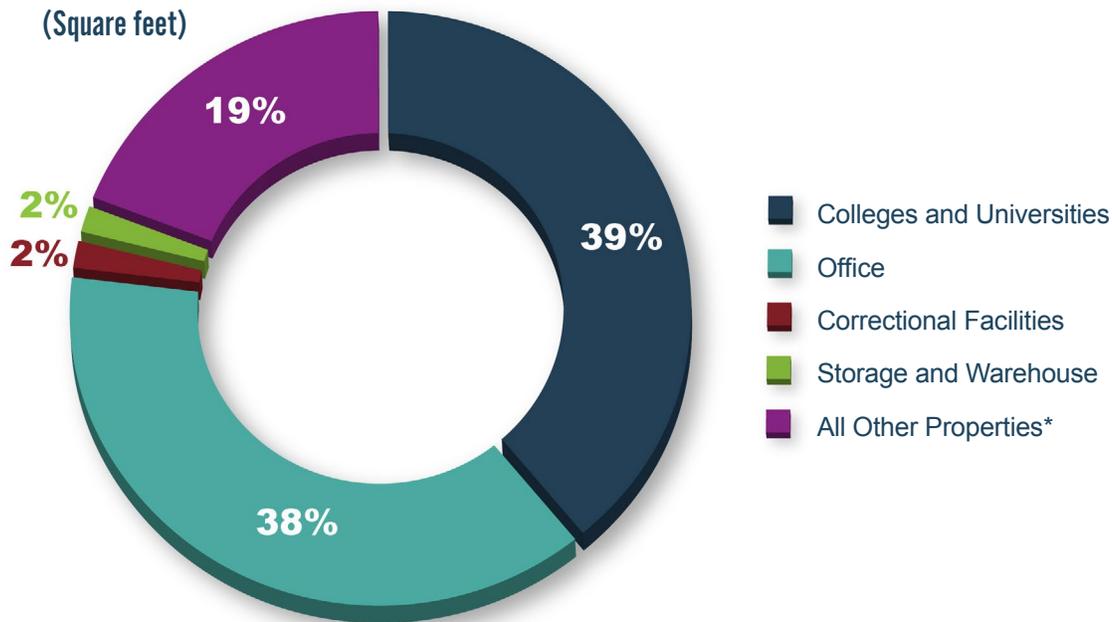
*All Other Properties includes, but is not limited to, building types defined in Appendix A.

Predominant Use	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-owned Buildings Square Footage
Colleges and Universities	55,205,439	3,473,524	2,361
Office	11,046,444	2,179,502	2,040,822*
Correctional Facilities	6,346,547	155,455	32,012
Storage and Warehouse	1,017,817	762,056	100,463

*When reported as subleased by the agency, space ABCs sublease from other ABCs has been removed from this data to avoid duplication.

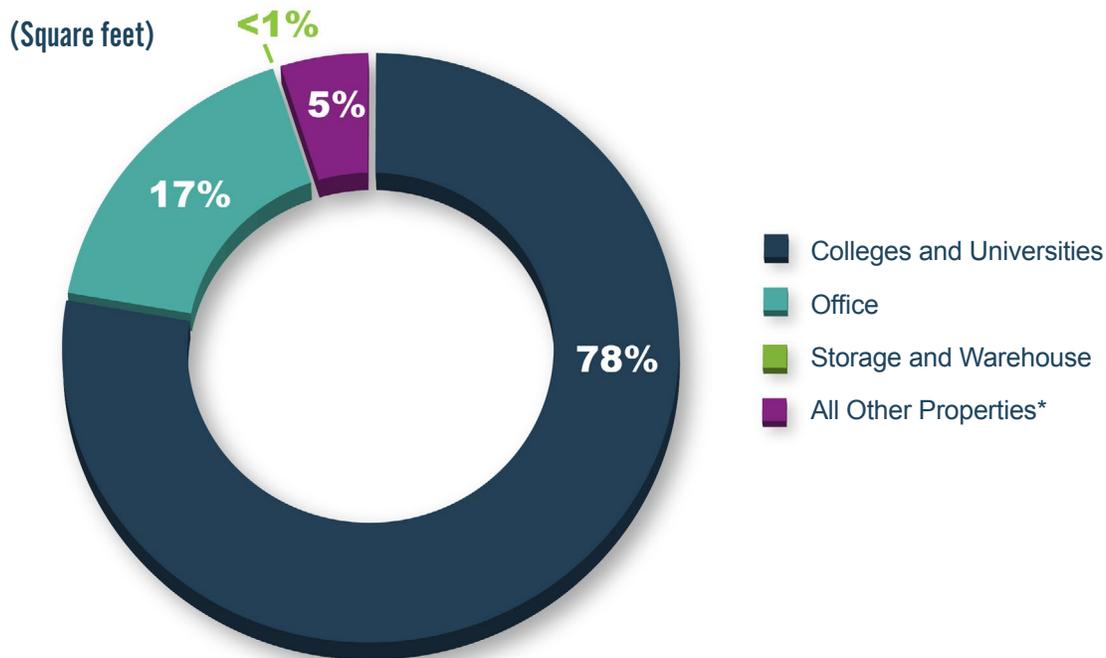
Leases from the federal government, counties, cities and other political subdivisions are included with "Leased space from private sector."

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – OKLAHOMA CITY



*All Other Properties includes, but is not limited to, building types defined in Appendix A.

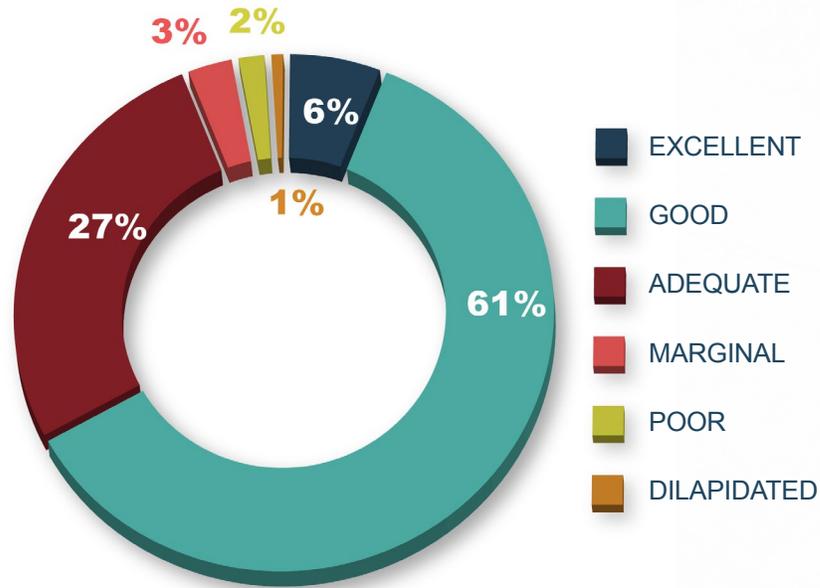
PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – TULSA



*All Other Properties includes, but is not limited to, building types defined in Appendix A.

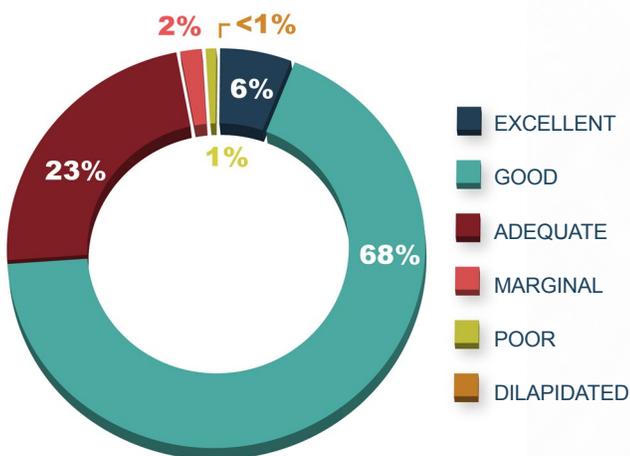
PROPERTY CONDITION FOR ALL OWNED BUILDINGS AND STRUCTURES

(Square feet)



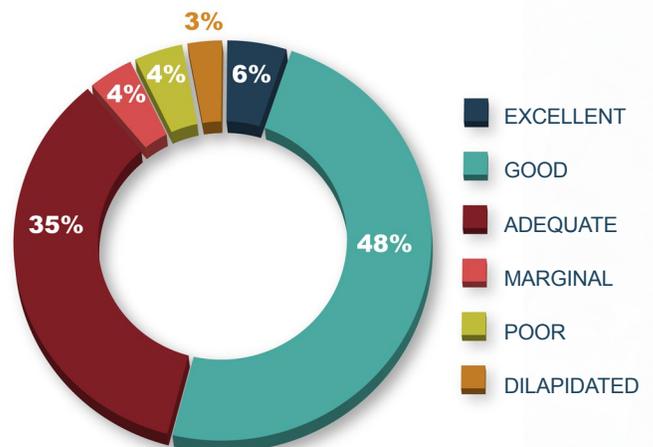
PROPERTY CONDITION FOR OWNED COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



PROPERTY CONDITION FOR OWNED NON-COLLEGE AND UNIVERSITY BUILDINGS AND STRUCTURES

(Square feet)



HIGHLIGHTED PROPERTIES

To provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES selected five properties from the 2019 Real Property Inventory List to highlight in this report. The selected properties are not representative of the entire property inventory owned by the state. Instead, they were selected as examples of buildings used by the state, demonstrating diversity and historical value.

These properties illustrate the challenges facing the state in making asset management determinations. Historical value must be balanced with economic concerns. ABCs have faced many challenges in maintaining properties they own. Budgetary constraints have at times forced ABCs to decide between investing money in maintenance of owned structures and allocating the funds to support their missions. The properties highlighted in this year's report demonstrate the excellence some agencies have achieved in meeting these challenges through diligence and a strategic and integrated approach to capital asset management.



Banking Department Building, Oklahoma City

BIZZELL MEMORIAL LIBRARY, NORMAN

From 53 books brought by train in August 1892 by the University of Oklahoma's first president, to the more than 5 million volumes held by the University Libraries today, the Bizzell Memorial Library is the largest research library in the state, as well as one of the premier libraries in the U.S. The University Library was renamed the Bizzell Memorial Library in 1944 in honor of OU president William



Bennet Bizzell. Architecturally, the library and its distinctive Great Reading Room, are noted for its Cherokee Gothic architecture. Building additions were made in 1958 and again in 1982 to expand the library. Today, the Bizzell Memorial Library contains much more than books.



The mission of the University Libraries, in support of the mission of the University of Oklahoma, develops and maintains programs that provide access to the informational resources necessary to fulfill the academic, research, artistic, scholarly and community leadership objectives of the University. University Libraries also recognizes its obligation to the local community, the state, other libraries and scholars in general. The Bizzell Memorial Library serves as the intellectual crossroads of the university. Spaces in the library support collaborative study, research excellence, creativity and innovation, as well as bring together campus partners to support the scholarship and information needs of the OU community.

(Information provided by the University of Oklahoma.)



GOVERNOR'S MANSION, OKLAHOMA CITY

The Oklahoma Governor's Mansion was dedicated in 1928. The Dutch Colonial building was designed by the architectural firm of Layton, Hicks and Forsyth and is located east of the Oklahoma State Capitol on Northeast 23rd Street. The 12,631-square-foot building sits on 10 acres of property. Most of the building furnishings were donated by the citizens of Oklahoma and remain in the mansion for each occupant to use.

The mansion library features restored walnut panels and moldings and the original mansion color scheme of burgundy, gold and green. The mansion dining room includes a cut glass chandelier, a walnut buffet and chairs with hand-stitched needlepoint seat covers with the state seal, seal of one of the Five Civilized Tribes or other state emblem. The third floor includes a ballroom with space for seating for to 60 people for state functions. The ballroom has reproduction windows, chandeliers and moldings of the 1928 originals with a Persian rug accenting the original maple floor. Other features of the property include manicured lawns, gardens and a swimming pool in the shape of the State of Oklahoma. The Phillip's Pavilion, located behind the mansion, is available for the general public to rent for various events.



(Information provided by the Oklahoma Tourism and Recreation Department at: <https://www.travelok.com/listings/view.profile/id.5462>)



GREAT SALT PLAINS STATE PARK, JET

Great Salt Plains State Park was developed as a state park when the State of Oklahoma, through the Oklahoma Tourism and Recreation Department, leased over 800 acres of land and water from the U.S. Army Corps of Engineers on Aug. 1, 1958, for establishment of a park. Perhaps the most unique of all Oklahoma state parks, Great Salt Plains State Park has intrigued vacationers and rock hounds from all over the globe.

Construction on the Great Salt Plains Dam and Lake was completed in July 1941 by the U.S. Army Corps of Engineers. The lake is about one-third to half as salty as the ocean. Its average depth is about 4 feet, with the deepest areas at 7 to 8 feet. This 9,300-surface-acre lake has a 41-mile shoreline.

Visitors can take their pick of activities in the park, such as swimming in Great Salt Plains Lake or trekking along bike trails. Equestrians can bring their horses to ride designated trails, and there are nature trails to enjoy while taking in the scenery. Fishing at the lake is fun for the entire family. Varieties of fish such as catfish, saugeye, sand bass and hybrid striper can be found in these salty, shallow waters. Visitors can also bring a canoe or kayak and enjoy a trip around the lake viewing the many migratory birds that pass through the area. Great Salt Plains State Park is a great place to look for over 300 species of protected birds that can be seen in and around the park. It also includes six cabins, 64 recreational vehicle sites and 35 tent sites.



Adjacent to the Great Plains State Park is the Salt Plains National Wildlife Refuge, which boasts the only spot in the world where people can dig for hourglass-shaped selenite crystals. The crystals emerge from the enormous salt flats and are found just beneath the surface. The crystals are quite fragile and require a shovel or hand spade for their retrieval. The digging is seasonal, from April 1 through Oct. 15. The salt flats themselves are literally a sea of salt. It is one of Oklahoma's most unusual geological phenomena.

(Information provided by the Oklahoma Tourism and Recreation Department.)

OKLAHOMA DEPARTMENT OF WILDLIFE CONSERVATION BUILDING, OKLAHOMA CITY

The original Oklahoma Department of Wildlife Conservation building, at 1801 N. Lincoln Blvd. in Oklahoma City, was quite remarkable when it was built back in 1966. And it is remarkable again after a 2 1/2-year renovation that stripped the old building down to its girders in order to create a fresh start.

In May 2013, a torrential rainstorm hit the area around the Capitol and proved to be more than the original half-century-old building could deal with. Significant water damage occurred and the process of assessing the damage and estimating repair costs began. Obstacles such as new building codes, compliance with Americans with Disabilities Act requirements, and even asbestos removal all began adding to the potential repair bill. With the staff having grown 50% since the original building was constructed and repair estimates rising to the point that it was more practical to do a major renovation, it was decided to use the original building's skeleton and



build around it as opposed to starting all-new construction. The decision was a smart one and saved millions of dollars with Beck Design winning the contract as project architect in 2015 after a competitive selection process that included a design contest. The Wildlife Department hired CMSWillowbrook in June 2016 as construction manager and the Wildlife Commission approved the \$15.2 million project. The venture involved nearly 40 subcontractors, all but one based in Oklahoma, that submitted the lowest bids among more than 200 bidders.

The headquarters, now a 38,403-square-foot building from its original 24,768-square-foot space with a new 7,825-square-foot warehouse, is modern, energy efficient, safe, leakproof and technologically advanced. A three-story waterfall anchors the public lobby area, primarily funded with a \$500,000 donation from the Mary K. Stewart Estate. Wildlife and fish exhibits provide conservation education opportunities for visitors.

The Oklahoma Department of Wildlife Conservation hopes that every sportsman and sportswoman of the state will take great pride in this new facility, because it really belongs to them. They can take pride knowing that no state-appropriated tax revenue was spent for this project. And they can take pride that the new building was funded without the department incurring any debt. Oklahoma's new showplace for conservation demonstrates a commitment to management and conservation of the state's wildlife resources and habitats now and for many generations to come.

(Information provided by the Oklahoma Department of Wildlife Conservation.)



THE ROBERT M. GREER CENTER AND NORCE CAMPUS, ENID

The Robert M. Greer Center was established in 1989 and has been operated under contract by Liberty Healthcare since 2000. The facility is located at the former Northern Oklahoma Resource Center of Enid campus in Enid, OK, and occupies 10 of the buildings on the southeast quarter of the 640-acre campus. The Robert M. Greer Center is a short-term residential treatment facility for adults with intellectual disabilities as well as mental illness. Thirty-nine percent of these residents are involved with the justice system. While many of the residents were in crisis when admitted to the facility, the average time from admission to stabilization and readiness for placement is just nine months. Only 2% of the discharged persons return within one year and only 6% ever return.



The entire former NORCE campus is 640 acres, with 477 acres currently leased to the private sector through agricultural surface lease. The campus has been in active use since it was created by legislation that was signed into law by Gov. Charles N. Haskell in 1909. Through the years, it has

operated much as it is now, as an institute for those with intellectual disabilities, and at one point included a bakery, slaughterhouse and a farm.

Prior to Oklahoma statehood, the property was the location of the Skeleton Creek Ranch. It was a stop on the Chisholm Trail and would later become a stagecoach station.

(Information provided by the Oklahoma Department of Human Services.)



AGENCY PROFILES

The Agency Profiles table contains information on all of the buildings and structures owned or leased by the State of Oklahoma. The agencies are listed in alphabetical order; the buildings and structures are sorted to indicate if they are owned or leased. Square footage given is as provided by the reporting ABC. Additionally, totals are provided for each agency. More detailed information can be found in the 2019 Real Property Inventory List.

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Abstractors Board			928	1	928	1
Accountancy Board			4,316	2	4,316	2
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food and Forestry	63,084	8	167,177	37	230,261	45
Agriculture Mediation Board			1,500	1	1,500	1
Alcoholic Beverage Licensing and Law Enforcement Commission (ABLE)			14,374	4	14,374	4
Architects Board			1,230	1	1,230	1
Arts Council			14,787	3	14,787	3
Attorney General			92,033	4	92,033	4
Auditor and Inspector			21,521	7	21,521	7
Banking Department			10,037	2	10,037	2

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Behavioral Health Licensure Board			770	2	770	2
Bureau of Investigation	163,421	7	28,889	33	192,310	40
Cameron University	1,287,597	54			1,287,597	54
Career and Technology Education Department			698	3	698	3
Carl Albert State College	401,281	28	14,712	3	415,993	31
Center for Advancement of Science and Technology			5,365	2	5,365	2
Children and Youth Commission			8,252	1	8,252	1
Chiropractic Examiners Board			875	1	875	1
Commerce Department	39,750	2	2,069	2	41,819	4
Commissioners of the Land Office	581,125	16			581,125	16
Connors State College	363,868	41	10,400	1	374,268	42
Conservation Commission			11,262	2	11,262	2
Construction Industries Board			9,272	1	9,272	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Consumer Credit			8,869	1	8,869	1
Corporation Commission			131,887	6	131,887	6
Corrections Department	6,346,547	1,064	187,467	83	6,534,014	1,147
Cosmetology and Barbering Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)			13,994	1	13,994	1
Dentistry Board			1,384	2	1,384	2
Disability Concerns			1,379	1	1,379	1
District Attorneys Council			271,702	108	271,702	108
East Central University	1,079,437	40			1,079,437	40
Eastern Oklahoma State College	434,924	37			434,924	37
Education Department			101,171	1	101,171	1
Educational Quality and Accountability			2,792	1	2,792	1
Election Board			11,099	2	11,099	2
Emergency Management			32,395	4	32,395	4

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Employment Security Commission			218,123	32	218,123	32
Environmental Quality Department	473,405	2	15,726	22	489,131	24
Ethics Commission			2,879	1	2,879	1
Fire Marshal			3,253	1	3,253	1
Firefighters Pension and Retirement			2,829	1	2,829	1
Funeral Board			950	1	950	1
*Governor's Office			35,151	2	35,151	2
Grand River Dam Authority	1,624,300	107	2,316	1	1,626,616	108
Health Care Authority			154,085	1	154,085	1
Health Department	562,883	3	155,919	6	718,802	9
Historical Society	567,746	149	28,122	12	595,868	161
Horse Racing Commission			3,307	6	3,307	6
House of Representatives			164,445	1	164,445	1
Housing Finance Agency	31,129	1			31,129	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Human Services Department	1,412,341	71	1,171,689	82	2,584,030	153
Indigent Defense			34,389	8	34,389	8
Industrial Finance Authority	17,800	1	2,000	1	19,800	2
Insurance Department			34,725	2	34,725	2
Interstate Oil Compact Commission			2,209	1	2,209	1
J.D. McCarty Center	115,217	13			115,217	13
J.M. Davis Memorial Commission	40,000	1			40,000	1
Judicial Complaints Council			900	2	900	2
Juvenile Affairs	216,392	48	115,020	65	331,412	113
Labor Department			16,038	1	16,038	1
Langston University	2,133,373	53			2,133,373	53
Law Enforcement Education and Training Council	210,798	7			210,798	7
Law Enforcement Retirement System	76,704	1			76,704	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Legislative Service Bureau			8,494	1	8,494	1
Libraries Department	22,000	1	110,750	2	132,750	3
Licensed Social Workers Board			725	1	725	1
Lieutenant Governor's Office			5,446	1	5,446	1
Liquefied Petroleum Gas Board			1,993	1	1,993	1
Long Term Care Administrators Board of Examiners			1,977	1	1,977	1
Lottery Commission			10,995	2	10,995	2
Medical Licensure and Supervision Board			12,176	2	12,176	2
Medicolegal Investigations Board	9,600	1	47,474	1	57,074	2
Mental Health and Substance Abuse Services Department	1,683,758	83	200,300	21	1,884,058	104
Merit Protection Commission			3,039	2	3,039	2
Midwestern Oklahoma Development Authority	232,077	209			232,077	209

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Military Department	1,783,369	44		1	1,783,369	45
Mines Department			8,628	2	8,628	2
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	480,909	50			480,909	50
Narcotics and Dangerous Drugs Control Bureau	31,134	2	45,014	6	76,148	8
Native American Cultural and Educational Authority	147,996	5			147,996	5
Northeastern Oklahoma A&M College	705,237	58			705,237	58
Northeastern State University	2,253,647	82	2,400	1	2,256,047	83
Northern Oklahoma College	981,026	88	1,900	1	982,926	89
Northwestern Oklahoma State University	813,688	38	35,767	4	849,455	42
Nursing Board			9,603	1	9,603	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Oklahoma City Community College	1,062,146	21			1,062,146	21
Oklahoma Development Finance Authority	7,977	1			7,977	1
Oklahoma Educational Television Authority	37,437	8	257	1	37,694	9
Oklahoma Municipal Power Authority	76,308	20		1	76,308	21
Oklahoma Panhandle State University	1,003,407	55			1,003,407	55
Oklahoma Statewide Virtual Charter School Board			1,196	1	1,196	1
OMES	2,481,285	67	189,828	11	2,671,113	78
Optometry Board			501	1	501	1
Osteopathic Examiners Board			1,498	2	1,498	2
OSU – Agriculture Research Station	348,835	175			348,835	175
OSU – Center for Health Sciences	325,608	11	20,046	9	345,654	20
OSU – County Extension				84		84

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
OSU – Institute of Technology Okmulgee	1,065,616	72	23,748	1	1,089,364	73
OSU Medical Authority			11,688	2	11,688	2
OSU – OKC	595,108	24			595,108	24
OSU – Stillwater	12,458,521	643	17,361	34	12,475,882	677
OSU – Tulsa	354,618	4	190,063	3	544,681.00	7
OSU – Veterinary Medicine	498,783	50			498,783	50
Pardon and Parole Board			2,375	1	2,375	1
Pharmacy Board			8,440	1	8,440	1
Physician Manpower Training Commission			1,768	1	1,768	1
Police Pension and Retirement System	36,559	1			36,559	1
Private Vocational Schools Board			1,325	4	1,325	4
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			501	1	501	1
Public Employees Retirement System	101,217	1			101,217	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Public Safety Department	285,358	45	217,402	151	502,760	196
Quartz Mountain Arts and Conference Center and Nature Park	161,333	58			161,333	58
Real Estate Commission			8,239	1	8,239	1
Redlands Community College	735,399	87			735,399	87
Regents for Higher Education	3,500	41	68,463	3	71,963	44
Regional University System			3,078	2	3,078	2
Rehabilitation Services	501,864	22	228,516	44	730,380	66
Rogers State University	1,035,882	42		1	1,035,882	43
Rose State College	666,583	26	14,472	2	681,055	28
School of Science and Mathematics	215,658	5			215,658	5
Secretary of State			14,448	2	14,448	2
Securities Commission			12,098	2	12,098	2
Seminole State College	369,640	18	14,024	2	383,664	20
Senate			135,941	2	135,941	2

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Southeastern Oklahoma State University	998,433	60			998,433	60
Southwestern Oklahoma State University	1,310,916	69			1,310,916	69
Space Industry Development Authority	446,925	46			446,925	46
Speech-Language Pathology and Audiology			460	1	460	1
Student Loan Authority			24,672	1	24,672	1
Supreme Court (Oklahoma Judicial Branch)	145,950	1	55,437	5	201,387	6
Tax Commission			242,207	6	242,207	6
Teachers Retirement System	98,000	1	18,412	1	116,412	2
Tobacco Settlement Trust			7,208	1	7,208	1
Tourism and Recreation Department	1,518,842	1,877	56,356	10	1,575,198	1,887
Transportation Department	1,813,420	699	395,237	48	2,208,657	747
Treasurer's Office			11,816	2	11,816	2
Tulsa Community College	1,716,080	33	17,224	1	1,733,304	34

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Turnpike Authority	683,452	310	19,651	6	703,103	316
Uniform Building Code Commission			2,097	1	2,097	1
University Center at Ponca City			16,123	1	16,123	1
University Center of Southern Oklahoma	50,600	2	32,000	1	82,600	3
University Hospitals Authority	3,445,657	17			3,445,657	17
University of Central Oklahoma	1,892,561	57	133,139	9	2,025,700	66
University of Oklahoma	11,593,164	333	211,232	36	11,804,396	369
University of Oklahoma Health Sciences Center	5,218,069	69	2,719,988	47	7,938,057	116
University of Oklahoma – Law Center	12,735	1			12,735	1
University of Science and Arts of Oklahoma	595,459	28			595,459	28
Used Motor Vehicle and Parts Commission			2,789	1	2,789	1
Veterans Affairs	1,524,010	51	17,760	1	1,541,770	52

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Veterinary Medical Examiners Board			1,194	1	1,194	1
Water Resources Board			41,769	3	41,769	3
Western Oklahoma State College	363,889	27	5,721	2	369,610	29
Wildlife Conservation Department	504,228	230	3,000	1	507,228	231
Workers Compensation Commission			39,004	3	39,004	3
Workers Compensation Court of Existing Claims (Oklahoma Judicial Branch)			43,089	2	43,089	2
Total	85,757,655	7,824	9,170,609	1,189	94,928,264	9,013

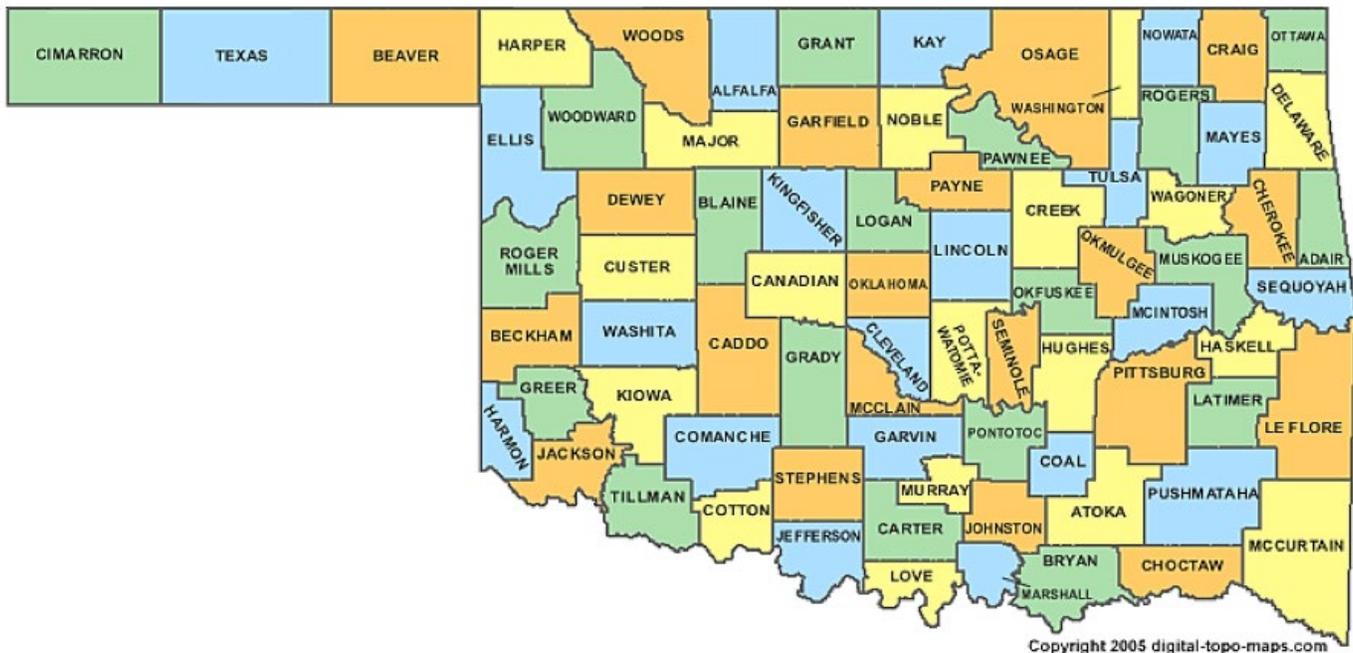
*Governor's Office includes offices in Oklahoma City and the governor's residence.

YEARLY TOTALS

Building and Structures	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19
Totals (Square footage)	88,014,175	88,035,863	88,947,120	90,016,786	94,145,138	94,905,582
Owned (Square footage)	81,119,010	81,393,105	82,510,014	83,511,090	87,587,176	85,757,655
Leased (Square footage)	6,895,165	6,642,758	6,437,106	6,505,696	6,587,962	9,147,927

Increases in owned square footage from previous reports may be the result of property acquisition, construction, or correction in data reported.

OKLAHOMA COUNTIES



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The link below opens the OMES website and allows the user to view an interactive map and details for each property. The link below opens the OMES website and allows the user to view an interactive map and details for each property.

<https://omes.ok.gov/services/real-estate-leasing-services>

COUNTY PROFILES

The County Profiles table provides a view of all of the buildings and structures owned or leased by the State of Oklahoma sorted alphabetically by county. Because insufficient location data was provided on some property locations, buildings or structures may appear in the Agency Profiles that do not appear in the County Profiles.

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Adair	6,268	7	13,972	5	20,240	12
Alfalfa**	335,425	116	3,900	5	339,325	121
Atoka**	637,608	172	10,804	7	648,412	179
Beaver	23,275	10	3,179	7	26,454	17
Beckham*,**	116,989	41	20,794	12	137,783	53
Blaine***	84,140	84	1,065	7	85,205	91
Bryan*	1,090,932	87	36,974	13	1,127,906	100
Caddo***	148,562	133	47,503	10	196,065	143
Canadian*,**	1,058,965	129	17,170	10	1,076,135	139
Carter***	507,100	261	88,551	17	595,651	278
Cherokee*,***	2,058,592	221	21,080	17	2,079,672	238
Choctaw	46,728	32	5,353	8	52,081	40
Cimarron	33,605	32	500	4	34,105	36
Cleveland*,**,***	14,006,340	621	284,223	46	14,290,563	667
Coal	5,660	4	4,680	4	10,340	8
Comanche*,**	1,615,102	101	128,991	24	1,744,093	125
Cotton	52,373	17	924	4	53,297	21
Craig**	973,082	111	13,952	12	987,034	123
Creek	67,063	28	16,818	13	83,881	41
Custer*	1,583,703	151	26,893	14	1,610,596	165
Delaware	89,539	86	12,665	13	102,204	99
Dewey	12,176	11	500	2	12,676	13
Ellis	30,930	14	580	3	31,510	17
Garfield*	999,201	93	135,852	19	1,135,053	112

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Garvin	389,347	41	27,794	6	417,141	47
Grady*	683,652	74	33,625	12	717,277	86
Grant	8,292	8	500	2	8,792	10
Greer**	571,383	158	4,198	8	575,581	166
Harmon	7,960	6	1,618	3	9,578	9
Harper	96,400	15	1,150	3	97,550	18
Haskell	9,576	7	12,834	7	22,410	14
Hughes	43,988	17	10,821	6	54,809	23
Jackson*	491,399	56	12,470	9	503,869	65
Jefferson	17,706	7	250	3	17,956	10
Johnston*	476,858	69	10,183	7	487,041	76
Kay*	695,376	90	54,361	15	749,737	105
Kingfisher	44,302	21	7,969	7	52,271	28
Kiowa	32,151	48	30,907	8	63,058	56
Latimer*,***	915,711	194	25,761	9	941,472	203
Le Flore*,**,***	696,744	197	27,614	19	724,358	216
Lincoln	107,496	33	3,157	8	110,653	41
Logan*	2,102,881	72	5,435	9	2,108,316	81
Love	65,450	65	7,559	6	73,009	71
Major	70,003	12	5,166	4	75,169	16
Marshall***	125,175	64	11,285	9	136,460	73
Mayes	1,744,431	81	33,020	8	1,777,451	89
McClain	39,752	33	24,475	13	64,227	46
McCurtain*,***	334,559	196	95,307	25	429,866	221
McIntosh***	115,879	82	11,132	7	127,011	89
Murray	409,604	39	7,809	8	417,413	47
Muskogee*,**,***	1,384,041	281	93,361	16	1,477,402	297
Noble	132,877	38	6,677	7	139,554	45
Nowata	10,738	10	5,838	5	16,576	15
Okfuskee**	443,669	57	8,315	7	451,984	64

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Structures	Total Square Footage	Number of Structures	Square Footage	Number of Structures
Oklahoma*,**	18,687,726	450	6,198,342	283	24,886,068	733
Okmulgee	1,110,766	87	26,942	16	1,137,708	103
Osage**,***	461,040	127	8,393	11	469,433	138
Ottawa*	786,505	123	13,844	9	800,349	132
Pawnee	68,544	34	1,773	6	70,317	40
Payne*	12,996,204	739	55,947	47	13,052,151	786
Pittsburg*,**,***	1,235,914	198	93,646	19	1,329,560	217
Pontotoc*	1,412,352	63	22,320	16	1,434,672	79
Pottawatomie**	417,911	69	51,938	16	469,849	85
Pushmataha	139,497	51	19,151	10	158,648	61
Roger Mills	27,330	13	600	4	27,930	17
Rogers*	1,162,408	74	130,607	13	1,293,015	87
Seminole*	423,734	34	20,874	9	444,608	43
Sequoyah*,***	145,533	105	39,714	13	185,247	118
Stephens	124,491	20	36,648	17	161,139	37
Texas*	1,039,025	74	26,395	15	1,065,420	89
Tillman	87,300	28	5,790	6	93,090	34
Tulsa*	4,269,892	198	740,473	56	5,010,365	254
Wagoner*	772,874	99	4,712	7	777,586	106
Washington*	236,042	17	14,244	8	250,286	25
Washita	697,948	275	24,297	6	722,245	281
Woods*,**	884,755	99	36,368	15	921,123	114
Woodward**,***	644,740	192	93,601	30	738,341	222
Totals	85,683,289	7,802	9,144,133	1,164	94,827,422	8,966

Counties that contain college campuses, correctional facilities and state parks with 40,000 square feet or more are designated as shown below.

*COLLEGE OR UNIVERSITY CAMPUS

**CORRECTIONAL FACILITY

***STATE PARK

REPORT OF UNDERUTILIZED PROPERTIES

The underutilized reports were created using the methodology established by OMES Real Estate and Leasing Services. The methodology is detailed in Appendix B. The Underutilized Property Report includes all underutilized properties owned by the State of Oklahoma as reported to OMES. Underutilized properties are defined as buildings, facilities and land that were reported as being utilized at 50% or less of capacity.

The underutilized properties were given an estimated monetary value based upon the appraised or assessed value of the property. Formal appraisals were not obtained but were considered if the reporting agency had one on file. Obtaining appraisals on all underutilized properties was determined to be cost prohibitive. Appraisals will be obtained, as appropriate, should it be determined to be in the best interest of the State of Oklahoma to divest itself of the underutilized property.

The 5% most underutilized properties were then determined based upon estimated value. The 5% of the properties with the lowest level of utilization and the highest estimated value appear on the Report of 5% Most Underutilized Properties.

[Report of Underutilized Properties](#)

[Print Version \(14 pp.\)](#)

REPORT OF 5% MOST UNDERUTILIZED PROPERTIES

The Report of 5% Most Underutilized Properties contains the properties that were determined to be the most underutilized of all reported underutilized state properties. Determinations on level of utilization were based solely on data provided by the ABCs. An estimated value was assigned to each property, and the 5% of the properties with the lowest level of utilization and the highest value were designated as the 5% most underutilized properties. These properties are listed on the Report of 5% Most Underutilized Properties. A report of the 5% most underutilized properties was part of the legislative mandate that enabled creation of the comprehensive property listing.

[Report of 5% Most Underutilized Properties](#)

[Print Version \(1 pp.\)](#)

INVENTORY LISTS

REAL PROPERTY

The Real Property Inventory Lists consist of all properties owned and leased by the State of Oklahoma as reported to OMES. A definition of real property is provided in Appendix A. The properties listed are sorted by agency, whether the property is owned or leased and location. The report is separated into the following three lists: owned, leased and ABCs with no real property.

[State of Oklahoma Real Property Inventory List – Owned](#)

[Print Version \(954 pp.\)](#)

[State of Oklahoma Real Property Inventory List – Leased](#)

[Print Version \(65 pp.\)](#)

[State of Oklahoma Real Property Inventory List – ABCs with No Real Property](#)

[Print Version \(1 pp.\)](#)

RIGHTS-OF-WAY

The Rights-of-Way Lists contain information on rights-of-way from the Department of Transportation and the Turnpike Authority. Rights-of-way is defined in Appendix A.

Department of Transportation

The Oklahoma Department of Transportation maintains approximately 12,260 miles of state and interstate highways. The widths of highway rights-of-way vary depending on the highway's functional classification and other factors. Variation of rights-of-way widths is dependent upon several characteristics such as drainage, topography, geometrics and utilities. Correspondingly, rights-of-way widths vary anywhere from approximately 80 to 300 feet based on the necessity at any given location.

[Department of Transportation Rights-of-Way Inventory List](#)

[Print Version \(382 pp.\)](#)

Turnpike Authority

The Turnpike Authority is authorized to construct, maintain, repair and operate turnpike projects at locations authorized by the Legislature of the State of Oklahoma and approved by the Department of Transportation. The Turnpike Authority has provided the following Rights-of-Way and easement data for all Oklahoma turnpikes.

[Turnpike Authority Rights-of-Way Inventory List](#)

[Print Version \(83 pp.\)](#)

MINERAL INTEREST

The Mineral Interest List is a historical listing of oil and gas leases under the authority of the Office of Management and Enterprise Services. Mineral interest is defined in Appendix A.

[OMES Mineral Interest Inventory List](#)

[Print Version \(26 pp.\)](#)

PERSONAL PROPERTY

The Personal Property List contains information on all personal property owned by the State of Oklahoma as reported to OMES. Personal property is defined in Appendix A.

[State of Oklahoma Personal Property Inventory List](#)

[Print Version Part 1 \(818 pp.\)](#)

[Print Version Part 2 \(807 pp.\)](#)

[Print Version Part 3 \(834 pp.\)](#)

APPENDIX A

DEFINITIONS

ABC: Any state agency, board, commission or public trust having the State of Oklahoma as a beneficiary (ABC).

Appraisal: The practice of developing and reporting an opinion of the value of real property in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of Appraisal Foundation.

Data.ok.gov website: The part of Oklahoma's official website that allows users to download state files for analysis.

Highest and best use: The reasonably probable and legal use of property that is physically possible, appropriately supported and financially feasible and that results in the highest value.

Historic property: Property with sufficient age and significance to be considered historic. Significance can be achieved by direct association with individuals, events or activities, by embodying distinctive architectural styles or characteristics, or by having the potential to yield information.

Lot: A small tract or parcel of land or real estate that has an owner or is divided by a public entity for the purpose of sale; historically used for smaller portions of land.

Leased property: Real property the reporting agency leases from another entity. The property may be owned by another state agency, another government entity, or the private sector.

Mineral interest: The ownership of any minerals, mines, quarries, mineral springs, or overriding royalty interest, and productions payments with respect to oil and gas leases.

National Register of Historic Places: Official list of the nation's historic places worthy of preservation. The list is a catalogue of the buildings, sites, structures, districts and objects with historic significance.

National Trust for Historic Preservation: A privately funded nonprofit organization that works to save America's historic places.

Owned property: A property that is owned by the reporting agency or owned by the State of Oklahoma and operated and managed by the reporting agency.

Parcel: A defined piece of real estate, usually resulting from the division of a large area of land; any area of land contained within a single description.

Personal property: The current inventory of tangible assets owned by state boards, commissions, institutions, agencies, and the institutions comprising the Oklahoma state system of higher education and the University Hospitals Authority, including machinery, implements, tools, furniture and livestock, that may be used repeatedly without material impairment of its physical condition and have a calculable period of service and value exceeding the reporting thresholds for the entity.

Predominant use: The general primary function of a property, such as office, colleges or universities, or storage and warehouse.

Real property: Land, and generally whatever is erected, growing upon or affixed to land; also rights issuing out of, annexed to, and exercising in or about land.

Real Property Inventory List: A comprehensive list of property submitted by the state agencies, boards, commissions and public trusts listing all real property owned, the value of the property, and any underutilized property.

Rights-of-way: Lands for use for railway or highway; rights-of-way can be comprised of fee ownership, perpetual easements, utility easements, channel easements, drainage easements, dedication deeds and, in some cases, limited term easements.

Tract: A defined area of land; a specific area of land.

Underutilized property: An entire property or portion thereof, with or without improvements, which is used only at irregular periods or intermittently by the accountable landholding agency for current program purposes of that agency, or which is used for current program purposes that can be satisfied with only a portion of the property. Underutilized property may include undeveloped land, office buildings, warehouses, commercial and industrial facilities, and military holdings and residences.

DEFINITIONS OF PROPERTY CONDITION CLASSIFICATIONS

Excellent: Property has no visible defects, is in new or near new condition, and may still be under warranty if applicable.

Good: Property is in good condition, but no longer new, and may have some slightly defective or deteriorated component(s), but is overall functional.

Adequate: Property has moderately deteriorated or defective components, but has not exceeded its useful life.

Marginal: Property has defective or deteriorated component(s) in need of replacement; and it has exceeded its useful life.

Poor: Property has critically damaged component(s) or is in need of immediate repair; it is well past useful life.

Dilapidated: Property is substantially deteriorated or defective and it is unfit for use.

DEFINITIONS OF PROPERTY TYPES

Academic building: Any building with a primary purpose that is academic in nature.

Boat slip: Boat storage or dock.

Cafeteria/food service: A dining facility or food preparation area.

Cemetery/burial site: A location that includes graveyards, cemeteries, or other places of final interment.

Chapel: A facility for religious services.

Clinical space/building: A facility or area for medical services, such as a doctor's or psychologist's office.

Correctional facility: Prisons, jails, reformatories and other places of correction or detention.

Court: A facility or area used as chambers or courts of law.

Fleet: A facility for the storage and maintenance of fleet vehicles.

Hangar/airport: Any facility for the storage or maintenance of aircraft, with or without a complex of runways for takeoff and landing.

Historic structure: A building or structure of historic significance and preserved by the state as such.

Hospital: An inpatient facility for medical treatment or other clinical purposes.

Housing/residence: A residential structure or facility.

Laboratory: A facility equipped to conduct scientific experiments, tests, investigations and analysis.

Land – agricultural: Land used for grazing, farming or other agriculture uses.

Land – historic site: An archeological site or land in an area or location of historic significance and preserved by the state as such.

Land – livestock: Agricultural land used specifically for livestock.

Land – other usage: Land with a specific usage other than the defined categories, or improved land supporting a campus or program outside the defined categories.

Land – park: An area of land, either landscaped or in its natural state, used for recreation or as a public area. Structures and other improvements may be located on the land.

Land – sports: Land used as an outdoor sports field, such as a baseball, track or soccer field, where the improvements are minimal.

Land – unimproved: Land with no improvements and no defined usage.

Land – wildlife refuge: An area of land that is being maintained and managed for hunting, fishing or other outdoor activities.

Laundry: A facility for cleaning garments, linens and other fabrics.

Library: A facility where archival documents, reference materials, and other literary, musical and artistic materials are kept.

Lodging: A facility for temporary stays, such as hotels, motels, guest cabins and lodges.

Maintenance/repair shop: A facility generally used for the support of maintenance and repair of equipment, buildings and grounds.

Mineral interest: The interest that confers the right to extract, modify and sell the minerals that underlie a defined parcel of property.

Museum: A building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited.

Office: Any place for the regular transaction of business or performance of a particular service.

Other: Any building or structure that does not fit into the defined categories.

Parking lot: An area used for the parking of vehicles.

Radio/communications: A building or structure that houses radio and other communications equipment, excluding towers.

Radio/communications tower: A structure designed to support antennas for radio communications, telecommunications and broadcasting, including television.

Salt/sand storage: A storage facility used specifically for salt or sand.

Sports facility: A structure or facility used for sports and athletics, such as stadiums or gymnasiums.

Storage: A structure in which things are stored.

Theater/auditorium: A facility with seating space for audiences and used for performances, movies, conferences or other large gatherings.

Toll facility: A structure or facility used for collecting tolls, including booths, gates and other structures.

Training: A facility used for training, typically professional or vocational seminars or classes.

Utility building/structure: An ancillary building serving a function, such as a communications hut, machine shed, barn or other support function.

Vehicle storage: A facility for the storage of vehicles, such as cars or machinery.

Visitor's center: A property or structure that provides information or education exhibits and rest areas for visitors to the State of Oklahoma, state properties and points of interest.

Warehouse: A large building where materials or goods may be stored prior to their distribution.

APPENDIX B

UNDERUTILIZED METHODOLOGY

To fully consider all underutilized properties, regardless of the ability of the State of Oklahoma to quickly divest itself of the property, OMES has altered the method of identifying the 5% most underutilized properties.

Report of Underutilized Property

The Underutilized Property Report contains all properties and land self-reported by agencies as being utilized at 50% or less of capacity.

Report of 5% Most Underutilized Properties

To calculate the 5% most underutilized property, OMES sorts all of the underutilized properties by of level utilization, with the lowest level of utilization first. OMES estimates the fair market value and the local tax revenue for each property. The properties with the lowest level of utilization are sorted by the estimated value, with the highest value first. OMES determines the 5% most underutilized properties by identifying the 5% of the underutilized properties with the lowest utilization and the greatest value.